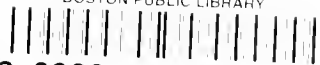


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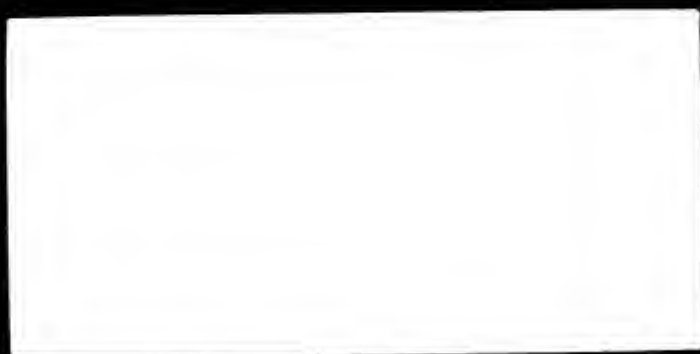






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INCORPORATED  
**REAL ESTATE**  
**BOSTON**

any  
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BLUE HILL AVENUE URBAN RENEWAL AREA  
SURVEY AND PLANNING APPLICATION

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Boston Redevelopment Authority  
Boston, Massachusetts  
January, 1974

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101	Citizen's Participation Report
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103	Budget Data
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SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

APPLICATION FOR PLANNING ADVANCE FUNDS

CODE NO. 100

---

The Application of the Boston Redevelopment Authority for Planning Advance Funds is attached.



Application of Authority for  
Planning Advance Funds

---

The City of Boston acting herein by its Redevelopment Authority hereby requests that in accordance with the Massachusetts General Laws, Chapter 121B, Sections 56 and 57, an advance of funds in an amount not to exceed \$102,788 be made for the cost of Surveys, Plans, and Administrative Expenses for an urban renewal project in the proposed Blue Hill Avenue Urban Renewal Area. The total cost of the Surveys, Plans, and Administrative Expenses will not exceed \$137,050.

In support of this request, documentation is hereby submitted and made a part of this application.

City of Boston

\_\_\_\_\_  
Acting herein by its Redevelopment  
Authority

by \_\_\_\_\_  
Director



## EXHIBIT "A"

### BOUNDARY DESCRIPTION

#### BLUE HILL AVENUE URBAN RENEWAL AREA

Beginning at a point, said point being the intersection of the northeasterly sideline of Washington Street with the northwesterly sideline of Columbia Road;

Thence running southwesterly along the northwesterly sideline of Columbia Road to the northeasterly sideline of Seaver Street;

Thence turning and running northwesterly along the northeasterly sideline of Seaver Street to the westerly sideline of Blue Hill Avenue;

Thence turning and running southerly along the westerly sideline of Blue Hill Avenue to the northwesterly sideline of American Legion Highway;

Thence turning and running southwesterly along the northwesterly sideline of American Legion Highway to the intersection with the extended northeasterly property line of the property now or formerly owned by the Boston Housing Authority and located at 92-124 American Legion Highway;

Thence turning and running southeasterly, northeasterly, southeasterly, southerly, and southeasterly along the extended northeasterly, northwesterly, northeasterly, easterly, and extended northeasterly property line of the property now or formerly owned by the Boston Housing Authority to the easterly sideline of Blue Hill Avenue;

Thence turning and running northerly along the easterly sideline of Blue Hill Avenue to the southwesterly sideline of Talbot Avenue;

Thence turning and running southeasterly along the southwesterly sideline of Talbot Avenue to the midline of the right-of-way of the Penn-Central Railroad;

Thence turning and running northerly along the midline of the right-of-way of the Penn-Central Railroad to the northeasterly sideline of Washington Street;

Thence turning and running northwesterly along the northeasterly sideline of Washington Street to the point of beginning.



## SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

### CITIZEN'S PARTICIPATION REPORT

CODE NO. 101

---

The majority of staff activities proposed to be carried out for the Blue Hill Avenue Planning Study will be performed by staff of the City's Planning Agency (Boston Redevelopment Authority) and the staff of the Model Cities Administration. In order to achieve the goals for community participation and involvement in this planning process, and because of the complexity and number of different community interest groups existing in the community, it is proposed that a formal Project Area Committee be formed during the latter phases of the survey and planning period. During the initial phases of the survey and planning period, the staff of the Boston Redevelopment Authority and Model Cities Administration will work closely with several existing community groups, in accomplishing the following:

1. Identifying local problems,
2. Reviewing initial inventories and analyses studies,
3. Selecting development strategies,
4. Assigning priorities to different types of treatment areas, and
5. Formulating recommendations emerging as part of the initial phases of the planning process.

Based upon the results of the first few months of this planning effort and decisions reached on the boundaries of a specific renewal project, if any, a Project Area Committee will be formed consisting of residents, local businessmen and local community agencies. During the survey and planning period, the BRA and the MCA will meet frequently with the existing community groups and will provide these groups with sufficient information about the project as well as technical planning, engineering, and design assistance through their staffs. During the preparation of a loan and grant application, a budget to cover the PAC's expenses will be determined.



SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

Map of Locality

CODE NO. 102 (1)

---

Map No. 1:      Locality Map, is attached.



SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

Urban Renewal  
Area Data

CODE NO. 102(a)

---

The Form, "Urban Renewal Area Data," is attached.



RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY APPROVING UNDERTAKING OF SURVEYS AND PLANS AND ADMINISTRATIVE EXPENSES FOR AN URBAN RENEWAL PROJECT AND FILING OF AN APPLICATION FOR BLUE HILL AVENUE URBAN RENEWAL AREA

WHEREAS, in accordance with Chapter 121B, Sections 56 and 57, Mass. G.L., (herein referred to "Chapter 121B") the Commonwealth of Massachusetts, acting by and through the Department of Community Affairs, may provide financial assistance to local public agencies for the planning and undertaking of residential, commercial, or industrial urban renewal projects; and

WHEREAS, the Boston Redevelopment Authority, pursuant to Section 12 of Chapter 652 of the Acts of 1960 is the planning board for and in behalf of the City of Boston; and

WHEREAS, it is desirable and in the public interest that the Boston Redevelopment Authority make surveys and plans and incur administrative expenses presently estimated to cost one hundred thirty-seven thousand, fifty dollars (\$137,050) in order to undertake and carry out an urban renewal project of the character contemplated in Chapter 121B in that area proposed as the Blue Hill Avenue Urban Renewal Area (hereinafter referred to as the "Urban Renewal Area"), situated in City of Boston and which is described in Exhibit "A" attached hereto and made a part hereof.

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY

1. That the proposed Urban Renewal Area described above is a substandard, decadent, or blighted open area appropriate for an urban renewal project and that the undertaking of surveys, plans, and administrative expenses for an urban renewal project of the character contemplated by Chapter 121B in the proposed Urban Renewal Area is hereby approved.
2. That the Director is hereby authorized on behalf of the Boston Redevelopment Authority to make application for an advance of funds under said Sections 56 and 57 in the amount of \$102,788 for the cost of surveys, plans and administrative expenses in preparation of the project, and the Director is hereby authorized and directed to execute and file such Application with the Department of Community Affairs and to provide such additional information and to furnish such documents as may be required in behalf of said Department, and the Director is hereby further authorized to secure any approvals required for such application.
3. That the Director be and hereby is authorized and directed on behalf of the Boston Redevelopment Authority, to enter into an Agreement with the Commonwealth of Massachusetts through the Department of Community Affairs for an advance of funds for surveys, plans and administrative expenses for the Blue Hill Avenue Project in an amount not to exceed \$102,788 as set forth in Sections 56 and 57 of Chapter 121B of the General Laws.



APPENDIX IV - ATTACHMENT II  
LOCAL PUBLIC AGENCY STAFFING AND SALARY SCHEDULE

PROJECT NAME : Blue Hill Avenue

PROJECT LOCALITY: Boston

DATE: \_\_\_\_\_

Name of Local Public Agency

Boston Redevelopment Authority

This Form Supports

Budget Request \_\_\_\_\_

Position Title	Proposed Salary	% Changed to this Project	% Changed to other Projects	Cost of this Project
Project Director	\$16,000	20%	80%	\$3,200
Project Engineer	14,000	25%	75%	3,500
Project Planner	14,000	25%	75%	3,500
Project Architect	14,000	25%	75%	3,500
Neighborhood Organiz. Specialist	10,500	25%	75%	2,625
Planning Assistant	10,500	50%	50%	5,250
Relocation Specialist	10,500	10%	90%	1,050
Rehabilitation Specialist	10,500	25%	75%	2,625
				<u>\$25,250</u>



## SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

BUDGET DATA      Estimated Project  
                    Expenditures Budget and  
                    Financing Plan

CODE NO. 103(3)

---

Since a detailed program has not been established, it is not possible at this time to estimate a Project Expenditures Budget and Financing Plan for the Blue Hill Avenue Project Area. During the survey and planning stage, detailed planning studies will be made to identify one or more projects suitable for funding under the State urban renewal program (as well as other activities which might be carried out publicly or privately to improve the area). At that time, a proposed Project Expenditures Budget and Financing Plan will be submitted for review.



\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Authorized Officer

Boston Redevelopment Authority  
\_\_\_\_\_  
Local Public Agency

\_\_\_\_\_  
The Survey and Planning Budget is hereby approved in the amounts and for the time  
period shown in Column (c). The authorized activities shall be completed by

\_\_\_\_\_, 19 \_\_\_\_.

\_\_\_\_\_  
Date

\_\_\_\_\_  
Deputy Commissioner  
Department of Community Affairs



## SUPPORTING NARRATIVE TO SURVEY AND PLANNING BUDGET

### 1. Administration

Direct Salaries	\$25,250
(For listing, see Code No. 103(2))	
Indirect Salaries	6,300
(25% of direct salaries)	
Total Salaries	<u>31,550</u>
Health and Retirement Contributions	3,790
(12% of salaries)	
Total Personnel Costs	<u>35,340</u>
Administrative Overhead	8,835
(25% of Personnel Costs, based on Authority Experience)	
Total Administrative Budget	<u>\$44,175</u>

### 2. Legal Services

General Counsel (included in indirect salaries)  
Project Attorney (included in indirect salaries)

### 3. Consultant Services

Land Use and Marketability Analyses \$10,000  
Engineering Sufficiency Plans, Investigations 35,000  
Borings, and Plans for Preparation of Project  
Improvements Report

Environmental Impact Statement 30,000

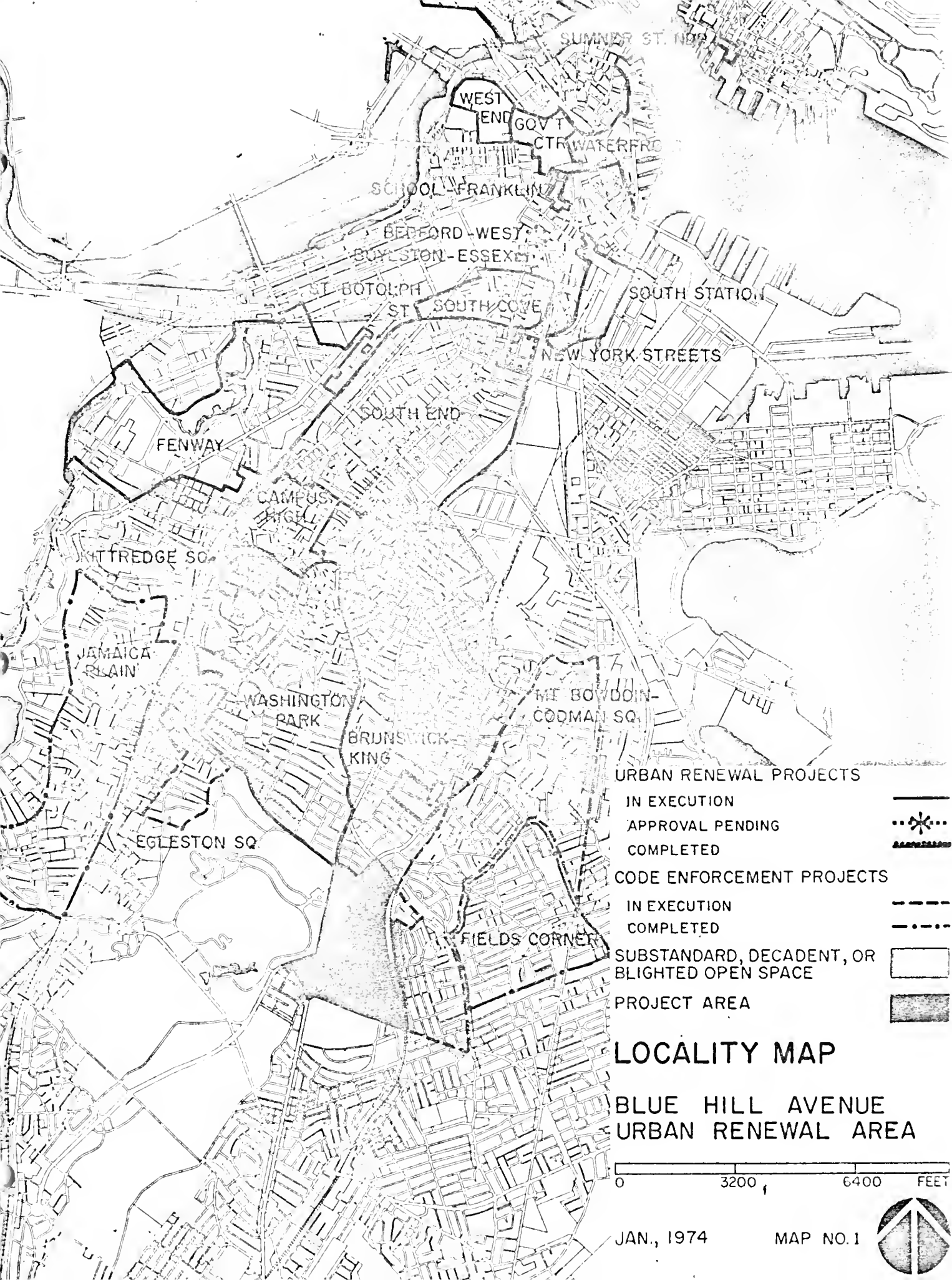
Total Consultant Services \$75,000

4. Total, Lines 1-3 \$119,175

5. Contingencies (15% of Line 4) \$17,875

6. Total Survey and Planning Budget \$137,050





SUMMIT ST. N.B.

WEST  
END

GOV'T

CTR WATERFRONT

SCHOOL - FRANKLIN

BEDFORD - WEST  
BOYLSTON - ESSEX

ST BOTOLPH

ST SOUTH COVE

SOUTH STATION

NEW YORK STREETS

SOUTH END

FENWAY

CAMPUS

TREDEGE SQ

JAMAICA  
PLAIN

WASHINGTON  
PARK

BRUNSWICK  
KING

THE BOYDIN-  
CODMAN SQ

EGLESTON SQ

FIELDS CORNER

URBAN RENEWAL PROJECTS

IN EXECUTION

APPROVAL PENDING

COMPLETED

CODE ENFORCEMENT PROJECTS

IN EXECUTION

COMPLETED

SUBSTANDARD, DECADENT, OR  
BLIGHTED OPEN SPACE

PROJECT AREA

LOCALITY MAP

BLUE HILL AVENUE  
URBAN RENEWAL AREA

0 3200 6400 FEET

JAN., 1974

MAP NO. 1





## SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

PROJECT AREA MAPS

CODE NO. 102(m)

---

The following Project Area Maps are submitted under separate cover:

Map No. 2: Existing Land Use

Map No. 3: Building Conditions

During the initial phases of the survey and planning period, boundaries of sections proposed for clearance or rehabilitation treatment will be identified, based on detailed surveys of building and environmental conditions in the project area and on the close involvement of existing community groups.



# SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

BUDGET DATA

Survey and Planning  
Budget

CODE NO. 103 (1)

---

The Survey and Planning Budget and supporting narrative are attached.



## APPENDIX I

Survey and Planning BudgetCommunity BostonProject Blue Hill Avenue

Project No. \_\_\_\_\_

Date \_\_\_\_\_

For Period July 1, 1974 to December 31, 1974

Activity Classification	(x) Initial Estimate	Revised Estimate	Budget Accepted by DCA  _____ (months)
	( ) Latest Accepted Estimate		
1. Administration	\$35,340		
(a) Overhead	8,835		
(b) Travel	-		
2. Legal Services	-		
3. Consultant Services	75,000		
4. Total	119,175		
5. Contingencies (5%)	17,875		
6. Total	137,050		
8. Total	\$137,050		

Approval of the Survey and Planning Budget in the amounts and for the time period shown is hereby requested. Any overrun must receive prior written approval by the Department of Community Affairs.



SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

UNUSUAL TOPOGRAPHIC  
FEATURES OR SUB SOIL  
CONDITIONS

· CODE NO. 102(g)

---

The project area does not contain any unusual topographic features. Subsoils generally are gravelly with some outcroppings of puddingstone. Bedrock is shallow very near the surface soils.



# SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

POLLUTION PROBLEMS

CODE NO. 102(h)

---

During the survey and planning stage existing noise and air quality levels from automobile and truck traffic will be studied to evaluate whether these levels exceed existing noise and air pollution standards. Appropriate measures will be recommended in the Plan to eliminate any problems which are found to exist.



# SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

Relationship to State  
and Federally Aided  
Highway Plans

CODE NO.102(i)

---

The selection of the Blue Hill Avenue Project Area has been reviewed by the Transportation Planning Department of the Authority with plans for State and Federally aided highways. On the basis of this review, it has been determined that conflicts do not exist in either the establishment of the boundaries or in the planning and proposed execution of the project.

Within the project area are several proposed projects for traffic operations improvements contained in the Roxbury/Jamaica Plain Areawide Topics Plan Area No. 40. These improvements include signal and traffic control upgrading, pavement markings, street signing, lighting, parking regulations, and revised geometrics for intersection upgrading along Columbia Road, Seaver Street, and Blue Hill Avenue. Long range proposals for the area include a surface transit right-of-way along Blue Hill Avenue from Washington Street to Morton Street and non-auto uses along Columbia Road, including transit, bicycle paths, and pedestrian tree planting. During the Survey and Planning stage, these transportation proposals will be carefully evaluated and coordinated with renewal plans for the area.



SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

HUD Letter  
Respecting Eligibility

CODE NO. 102 (j)

---

A letter from the Department of Housing and Urban Development indicating that Federal funds are not available for the proposed project and for land acquisition costs and activities is attached.





DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT  
AREA OFFICE  
15 NEW CHARDON STREET  
BOSTON, MASSACHUSETTS 02114

*Garrett*  
AREA OFFICES  
Boston, Massachusetts  
Hartford, Connecticut  
Manchester, New Hampshire

REGION I  
REGIONAL OFFICE  
BOSTON, MASSACHUSETTS

NOV 5 1973

IN REPLY REFER TO:

1.1PMD-1

• Mr. Robert T. Kenney  
Director  
Boston Redevelopment Authority  
Room 900, One City Hall Square  
Boston, Massachusetts 02201

Subject: NDP Action Year Three

Dear Mr. Kenney:

We have received and reviewed your inquiry as to the availability of renewal funds for a new renewal effort along Blue Hill Avenue. At this time this office has no urban renewal funds available and has no authority to make additional urban renewal commitments. Therefore this office could not fund the subject renewal effort as either a new project or as an expansion of an ongoing project.

Sincerely,

*Edward T. Pollack*  
Edward T. Pollack  
Acting Area Director

RECEIVED

NOV 8 1973

BOSTON REDEVELOPMENT AUTHORITY  
OFFICE OF THE DIRECTOR



## SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

ENVIRONMENTAL IMPACT,  
CONSERVATION PLANS,  
AND WETLANDS

CODE NO. 102(k)

---

Since a detailed program has not been established, it is not possible to determine specific environmental impacts at this time. Generally, however, since proposed renewal activity will occur in a deteriorating section of the City which has been developed for some time, it is anticipated that there will be little or no adverse impact to the natural environment and a positive impact to the man-made environment.

The proposed project does not interfere with any long-range conservation plans.

The project area does not include any wetlands as defined in the Massachusetts General Laws, Chapter 131, Section 40A.



Both building and environmental deficiencies necessary to establish the eligibility of the project area are present to a reasonable degree in all parts of the area. All parts of the project area are necessary to bring the project to a sound boundary.

The use of the land and conditions of buildings in the proposed project area are shown on Map 2: Existing Land Use, and Map 3: Building Conditions (See Code No. 102(m)).



# SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

CRITERIA FOR  
PROPOSED TREATMENT

CODE NO.102 (d)

---

At the present time, specific areas for clearance and redevelopment and for rehabilitation treatment cannot be specifically delineated, based on available data and information. During the survey and planning period, detailed building condition and environmental surveys will be made and planning studies undertaken to determine the appropriate treatment for all sections of the project area, in accordance with the established criteria.



# SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

PROPOSED REUSE

CODE NO. 102 (e)

---

The development of the new Franklin Park Zoo adjacent to the proposed project area offers an opportunity both to encourage the rehabilitation of the residential and commercial structures along Blue Hill Avenue and to facilitate the creation of a major development to benefit the surrounding community. A renewal project in this area would permit the assembly of land for such a development, which could serve as a catalyst for further investment in new construction and rehabilitation along the Avenue and in the residential neighborhood. It is proposed that new development along Blue Hill Avenue in this area would incorporate commercial and cultural uses related to the Zoo with neighborhood retail uses and some new residential uses. The Plan would also designate necessary accompanying capital improvements such as street lights, new sidewalks, tree planting and utility replacements.



SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL AREA

Flooding Conditions

CODE NO. 102(f)

---

The Blue Hill Avenue Project Area is not subject to flooding.



APPENDIX I  URBAN RENEWAL AREA DATA  SURVEY AND PLANNING				(To be filled in by DCA)	
				Locality	
				Date received	
A. AREA NAME OR DESIGNATION  Blue Hill Avenue					
B. GENERAL LOCATION OF AREA  Dorchester District of Boston				C. CHARACTER OF AREA (check one below)  <input checked="" type="checkbox"/> Built up <input type="checkbox"/> Predominantly open <input type="checkbox"/> Open (Check on below unless "Area" is "Open") <input checked="" type="checkbox"/> Predominantly residential <input type="checkbox"/> Not Predom. Residential	
		Proximity of Area to Business District (check one) <input type="checkbox"/> in or adjacent to central Bus. <input checked="" type="checkbox"/> in or adjacent to outlying Bus. <input type="checkbox"/> not in or adjacent to Bus. Dist			
County in which area is situated Suffolk					
D. PRESENT CHARACTER OF URBAN RENEWAL AREA AND CONDITION OF BUILDINGS					
ITEM	Estimated Acreage in Area By Present Character of Land	Estimated Number and Conditions of Buildings			
	TOTAL	Improved Land	Unimproved	Number of Buildings	with deficiencies No. %
TOTAL	189.0	180.3	8.7	1193	760 64
Streets, alleys, public right-of-way	37.3	37.3	-		
Residential (including related public or semipublic purposes)	141.7	133.9	7.8	1133	711 63
Nonresidential (including related public or semipublic purp.)	10.0	9.1	.9	60	49 82
Sources of Estimates:					
E. Contemplated New Land Use (check one)  <input checked="" type="checkbox"/> Predominantly Residential Uses  <input type="checkbox"/> Not Predominantly Residential Uses		F. Contemplated Treatment of Area		No. of Acres	
		Total		N.A.	
		1. Clearance and redevelopment		N.A.	
		2. Rehabilitation and conservation		N.A.	



G. Estimated Number and Condition of Dwelling Units			H. Estimated Number of Site Occupants			
Total	With Deficiencies	Standard		Total	White	Nonwhite
3362	N.A.	N.A.	1. Families	2,419	258	2161
			a. To be displaced	N.A.	N.A.	N.A.
Source of Data:  <input checked="" type="checkbox"/> 1970 _____ Housing Census Year <input type="checkbox"/> Other Sources (specify)			2. Individuals	887	323	564
			3. Business Concerns	66		
			Sources of estimates: 1970 U.S. Census of Population 1973 BRA Survey			

# I. Environmental Deficiencies

Condition	Description of Extent to which Condition Exists (give source of information. If additional space is required, continue on a plain sheet and attach to this form.)
Overcrowding or improper location of structures on the land	not present
Excessive dwelling unit density	not present
Conversions to incompatible types of uses, such as roominghouses among family dwellings	Many commercial structures formerly providing neighborhood services have been converted to non-local business uses. (BRA field surveys)
Obsolete building types, such as large residences or other buildings which through lack of use or maintenance have a blighting influence	Many residential and commercial structures have become excessively deteriorated through lack of maintenance or have been abandoned. (BRA field survey)
Detrimental land uses or conditions. Such as incompatible uses, structures in mixed use, or adverse influences from noise, smoke, or fumes.	not present
Unsafe, congested, poorly designed, or otherwise deficient streets	not present
Inadequate public utilities or community facilities contributing to unsatisfactory living conditions or economic decline	Storm and sewer drains are over 80 years old and often back up due to clogging. Street lights generally are old and inadequate. (BRA engineering survey)
Other equally significant environmental deficiencies	See attachment



ATTACHMENT TO

URBAN RENEWAL AREA DATA: Environmental Deficiencies

8. Other equally significant environmental deficiencies.

The economic decline along Blue Hill Avenue is related to a decline in the physical quality of residential structures in the area east of Blue Hill Avenue. Certain areas have experienced substantial owner disinterest and housing abandonment. Many of the commercial structures are vacant and boarded, as are some of the residential structures. Because of excessive deterioration, mortgages are not readily available, and there has been no recent investment in new construction and very little in rehabilitation over the past decade. These physical and economic factors have had a depressing influence on community structure, real estate values, and economic investment.

(BRA field surveys)



# SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN RENEWAL  
AREA

SELECTION OF AREA  
AND BOUNDARY  
DELINEATION

CODE NO.102 (b)

---

Over the past decade, there has been a slow deterioration in the commercial quality along Blue Hill Avenue from Dudley Street to Mattapan Square. At the same time, there has also been a decline of some of the residential neighborhoods which abut Blue Hill Avenue. One of these areas is that segment of the Avenue that runs between Seaver Street and Talbot Avenue.

While this sector is an area in need, it is also an area of opportunity for successful upgrading. Because of major investments planned in the immediate vicinity, a renewal effort in the Seaver-Talbot segment, combined with other developments such as the new \$15 million zoo to be constructed at Franklin Park, can serve as a catalyst for other improvements along Blue Hill Avenue. Currently, several other ongoing planning efforts are underway in the area immediately surrounding the proposed project area. Besides the zoo, these other activities include the Lena Park housing development, improvements to the recreational facilities at Franklin Field, the Boston State Hospital area development proposals, and commercial upgrading of Morton Street and Grove Hall.

The Blue Hill Avenue Project Area is located opposite the development at Franklin Park. It is bounded on the north by Seaver Street, Columbia Road and Washington Street; on the east by the Midlands Division of the Penn-Central Railroad; on the south by Talbot Avenue and Franklin Field; and on the west by American Legion Highway, Blue Hill Avenue, and Franklin Park. These large park uses and major transportation corridors make the study area a distinct entity for study purposes.

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Library



# SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

REPORT ON URBAN  
RENEWAL PLANNING

PROJECT ELIGIBILITY

---

CODE NO. 102(c)

The proposed Blue Hill Avenue Renewal area is a substandard and decadent area, as defined in the Massachusetts General Laws, Chapter 121B, Section I. The project area contains deficiencies to a degree and extent that the area is detrimental to the safety, health, welfare, or sound growth of the community and that public action is necessary to eliminate these conditions.

## 1. Building Deficiencies

The project area contains a total of 1,193 building, of which 760 buildings, or 64 percent, contain one or more building deficiencies, based on preliminary exterior surveys of the project area.

## 2. Environmental Deficiencies

The project area contains several environmental deficiencies which qualify the area for urban renewal treatment, including the following:

- (a) Abandonment and excessive deterioration of structures due to lack of maintenance.
- (b) Conversion of neighborhood business structures to non-local commercial uses.
- (c) Inadequate and obsolete storm and sewer drainage systems and street lighting.
- (d) Substantial owner disinvestment and housing abandonment, leading to lack of mortgage availability and a decline of real estate values and economic investment.



SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

BUDGET DATA

Staffing and Salary  
Schedule

CODE NO. 103 (2)

---

The Staffing and Salary Schedule supporting the Survey and Planning Budget is attached.



SURVEY AND PLANNING APPLICATION

Blue Hill Avenue Urban Renewal Area  
Boston Redevelopment Authority  
Boston, Massachusetts

---

LEGAL DATA

Resolution of Boston  
Redevelopment Authority

CODE NO. 104

---

Attached are the Resolution of the Boston Redevelopment Authority respecting the eligibility of the Blue Hill Avenue Urban Renewal Area, approving the undertaking of Survey and Plans and administrative expenses for the urban renewal project and the filing of an application for an advance, and authorizing the Director to execute a Planning Advance Contract with the Commonwealth of Massachusetts, together with a Certificate of Vote respecting the Resolution.

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